

1 BILL NO. R-84-08-

*32*

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DECLARATORY RESOLUTION NO. R-*102-84*

3

A DECLARATORY RESOLUTION designating  
an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5

WHEREAS, Petitioner has duly filed its petition dated  
August 10, 1984, to have the following described property desig-  
nated and declared an "Economic Revitalization Area" under Divi-  
sion 6, Article II, Chapter 2 of the Municipal Code of the City  
of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
to-wit:

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Lots 506 and 507 in Hanna's Addition  
to the City of Fort Wayne, Indiana,  
according to the plat thereof recor-  
ded in Deed Record "C" Page 526 in  
the Office of the Recorder of Allen  
County, Indiana;

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said property more commonly known as 229 West Berry Street, Fort  
Wayne, Indiana 46802;

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WHEREAS, it appears that said petition should be pro-  
cessed to final determination in accordance with the provisions  
of said Division 6.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:

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SECTION 1. That, subject to the requirements of Section  
4, below, the property hereinabove described is hereby designated  
and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin upon the effective date of  
the Confirming Resolution referred to in Section 3 of this Resolu-  
tion and shall continue for one (1) year thereafter. Said desig-  
nation shall terminate at the end of that one-year period.

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SECTION 2. That upon adoption of this Resolution:

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(a) Said Resolution shall be filed with the Allen  
County Assessor;

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1           Page Two

- 2
- 3           (b) Said Resolution shall be referred to the Committee
- 4           on Finance and shall also be referred to the De-
- 5           partment of Economic Development requesting a re-
- 6           commendation from said department concerning the
- 7           advisability of designating the above designated
- 8           area an "Economic Revitalization Area";
- 9           (c) Common Council shall publish notice in accordance
- 10          with I.C. 5-3-1 of the adoption and substance of
- 11          this Resolution and setting this designation as an
- 12          "Economic Revitalization Area" for public hearing;
- 13          (d) If this Resolution involves an area that has al-
- 14          ready been designated an allocation area under
- 15          I.C. 36-7-14-39, then the Resolution shall be re-
- 16          ferred to the Fort Wayne Redevelopment Commission
- 17          and said designation as an "Economic Revitalization
- 18          Area" shall not be finally approved unless said
- 19          Commission adopts a resolution approving the peti-
- 20          tion.

21           SECTION 2. That this Resolution shall be subject to

22          being confirmed, modified and confirmed or rescinded after public

23          hearing and receipt by Common Council of the above described re-

24          commendations and resolution, if applicable.

25           SECTION 4. That this Resolution shall be in full force

26          and effect from and after its passage and any and all necessary

27          approval by the Mayor.

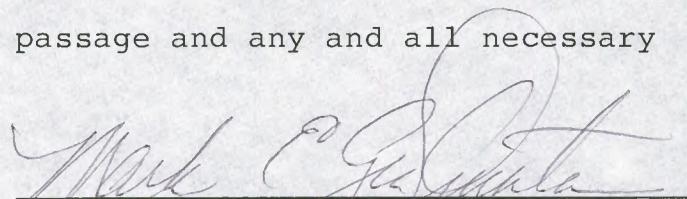
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29          APPROVED AS TO FORM

30          AND LEGALITY

31

32          Bruce O. Boxberger, City Attorney

  
Mark E. Gruenthal  
Councilmember

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Oliver, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	—	—	—	—	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 8-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-102-84  
on the 28th day of August, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Abbott  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 29th day of August, 1984,  
at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of August,  
1984, at the hour of 4:00 o'clock P. M., E.S.T.

Win Moses Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

12. Current Zoning B3A
13. Variance Granted (if any) None
14. Current Use of Property
- How is property presently used? The building is vacant, the basement is used for storage, and the adjacent lot is used for monthly parking.
  - What Structure(s) (if any) are on the property? A five-story brick office building, and a five car garage.
- b. What is the condition of this structure/these structures? Structurally sound. The interior is undeveloped.
15. Current Assessed Value of Real Estate 64,700
- Land 45,000
  - Improvements 19,700
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
\$ 4,845
17. Description of Proposed Improvements to the Real Estate  
The building will be finished with new HVAC, electrical and plumbing systems. Spaces will be developed to tenant finish requirements as leases are made.
18. Development Time Frame
- When will physical aspects of development or rehabilitation begin?  
August 1984
  - When is completion expected? December 1984, except tenant finish.
19. Cost of Project (not including land costs) \$ 1,100,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 1½ jobs

lation of this new manufacturing equipment?

b. What is the nature of those jobs? Building Maintenance

c. Anticipated time frame for reaching employment level stated above?

Immediately.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The building has been vacant for approximately five years

During this time period, sidewalks and curbs have been allowed to deteriorate, as well as parking lot paving, roofs, and mechanical and electrical systems.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The building, when completed  
will contribute to downtown revitalization by improving its  
appearance and bringing more people downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. No

- ## 25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

- ## 26. Financing on Project

What is the status of financing connected with this project?

Not finalized.

I hereby certify that the information and representation on this Application are true and complete.

Jerry D. Nuerge

Jerry D. Nuerge  
Signature(s) of Owners

8/9/84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Building Permit: \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_

FINANCIAL INDEPENDENCE CENTER

P. O. BOX 11407  
FORT WAYNE, INDIANA 46858

1014

PAY  
TO THE  
ORDER OF

CITY OF FORT WAYNE

FIFTY + 00/100 DOLLARS

71-19  
749

8/9 1987

\$ 50.00

DOLLARS



FOR TAX Abatement application fee

Jerry A. Munge

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Admn. Appr.

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-8408-32)DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (Jerry D. Nuerg d/b/aFinancial Independence Center, 229 West Berry Street, Fort Wayne,Indiana).EFFECT OF PASSAGE A presently vacant building, when completed will contribute to downtown revitalization by improving its appearance and bringing more people downtown.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,100,000.00ASSIGNED TO COMMITTEE (PRESIDENT)